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15/11/2018

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**RE: DA2018/1708 - 195 Sydney Road FAIRLIGHT NSW 2094**

We are a young family living a short walking distance from the proposed boarding house development.

We are concerned with a number of aspects of the proposal:

1. The huge number of units (74) in a relatively small location and in what is a low density neighbourhood comprised of stand-alone houses and low rise apartment buildings.
2. The units themselves are very small (and I note the management company is called "MicroNest") and there is very little outdoor or other communal space. These seem to be units that would attract mainly transient occupants who thus would have little long-term regard for the surrounding community/neighbours.
3. There seems to be only one on-site manager - which is totally insufficient for 126 live-in residents plus their additional visitors.
4. The "House Rules" banning alcohol seem impossible, realistically, to monitor or enforce. Even if enforced, consumption of alcohol and possibly other substances would inevitably spill into neighbouring streets. These are streets that our children walk to school along, that residents walk their dogs along, go for early morning / evening jogs along etc.
5. MicroNest appears to be a very recently incorporated company and no evidence has been provided of expertise in adequately managing boarding houses to the satisfaction of neighbouring community/residents.
6. There seems to have been very little time for review of the DA, especially as the location had been approved for townhouses (which are still being advertised when you google the locations, which seems quite misleading of the applicants).

We strongly object to this DA as it would be detrimental to the Fairlight neighbourhood, and is out of character for the neighbourhood.

Regards  
Mrs Erica Savage and Mr Kelly Savage